

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, August 6, 2013

PRESENT: Adam Chapdelaine, John Cole, John Maher, Diane Johnson, Allen Reedy, Bill Hayner, Michael Boujoulian

ABSENT: Mark Miano, Suzanne Robinson

GUESTS: Juliana Rice - Town Legal Counsel
Jeff Shaw – Donham & Sweeney
Maureen O’Sullivan

Meeting was called to order at 7:30PM

Central Fire Station

Jeff Shaw told the committee that as of 2 weeks ago the State Code Commission was looking to change the code in October, and make it effective January 2014. Accordingly, the Town has pulled back on starting variance process. Jeff Shaw has provided the committee with a revised schedule. Jeff recommends waiting to see what the State does.

Robbins Library

Allen Reedy reported that the Library roof project is well underway. All has been going well and the new slate is on 1931 building and east and south side of 1892 building. There has been good coordination with other activities on site. The project should be close to complete by next meeting of PTBC. Adam Chapdelaine said he would ask Mark Miano to look around and ensure that there have been no leaks.

Community Safety Building

Ms. O’Sullivan gave an overview on the project progress. Work on the north planter and waterproofing the CMU walls within the antennae tower have begun since the last PTBC meeting. The contractor expects to finish in the antennae tower by the end of this week and begin work on the Cusack Terrace roof early next week (weather permitting). The metal door removal and replacement is in progress. The glazed entry door installation is pending the conclusion of the curtainwall install.

Windows and Curtainwall. Ms. O’Sullivan reported that the temporary window protection has been removed from the exterior of the building and is being stock piled on site. The second floor strip windows and first floor window installation is nearing completion. The windows are in place but the final sealant is pending a successful water test of the windows. The west curtainwall installation is approximately 25% complete. The project team is awaiting a structural head detail from Aluminum Glass Concepts (AGC) for review prior to the conclusion of the frame installation.

Water Testing. It was noted that AGC has performed a differential water test at a second floor window per the specifications. Ms. O’Sullivan reported that SGH was on site to observe the test. They witnessed water entering the building from both the head and sill of the window resulting in a test failure. Ms. O’Sullivan confirmed that the failure was with the window installation, not the

window unit itself. SGH performed an investigation following the test failure and provided WES with details to repair the windows. Wes has agreed to perform these repairs at all second floor windows and retest one window following the repairs. Ms. O'Sullivan noted that AGC is expected to perform this work this week. It was also noted that the windows passed a non-differential water test performed by SGH on a separate occasion.

Schedule: Ms. O'Sullivan reported that Wes has confirmed a delivery date of August 23, 2013 for the east curtainwall. It was noted that an updated project schedule has been requested but has not been received at this time. A draft of Requisition 12 for work ending June 30, 2013 has been reviewed and AAI is awaiting revised paperwork for approval.

ADP Issues: Ms. O'Sullivan noted that Captain Flaherty is currently on vacation. The ADP's mechanical controls contractor, Duggan, was on site today to review the status of the existing heat pump in Rm 208. It was reported that the heat pump was not functioning due to a lack of water pressure and Duggan was able to amend the issue. Wes can now proceed with their work to provide fresh air to the unit. Duggan is also looking into doing water treatment work for the new cooling tower and will report back to the ADP.

The following invoices approved:

Russo Barr	#004	\$1,500.00
Russo Barr	#004	\$4,500.00
Ammondson Architects	#2307	\$945.00
Ammondson Architects	#2306	\$32,418.75

Executive Session

Motion made by Adam Chapdelaine to enter Executive Session, seconded by John Maher: To enter executive session to discuss strategy with respect to potential litigation AND to re-enter open session only for the purpose of adjourning the meeting.

Chair John Cole stated that having this discussion in open session would have a detrimental effect on the Town's litigating position.

Roll Call to enter Executive Session

	Yes	No
Allen Reedy	X	
Mike Boujoulian	X	
Adam Chapdelaine	X	
Bill Hayner	X	
Diane Johnson	X	
John Maher	X	
John Cole	X	

Roll Call to exit Executive Session for the purpose of adjourning

	Yes	No
Allen Reedy	X	
Mike Boujoulian	X	

Adam Chapdelaine	X
Bill Hayner	X
Diane Johnson	X
John Maher	X
John Cole	X

Meeting adjourned at 9 PM

Respectfully submitted,

Adam W. Chapdelaine